



53 Woodington Road, Clevedon, BS21 5LB
£430,000

Steven
Smith

This detached home is situated on a highly sought after road in Clevedon, offering an exceptional opportunity for buyers eager to modernise a property to their own taste. While the house is in need of updating, it boasts a solid layout with well proportioned rooms and a generous plot, making it ideal for families or those looking to invest in a prime location. The property features a spacious living area, a functional kitchen with a separate dining room, and three bedrooms, providing ample space for comfortable living. Outside there is a private garden and off street parking with a single garage, enhancing its appeal. Its location offers easy access to Clevedon's town centre, seafront, and reputable schools, making it a convenient choice for a variety of buyers. With its desirable location and potential for improvement, this home presents a rare chance to create a bespoke living space in one of Clevedon's most admired areas. Offered for sale with no chain.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Stairs to first floor, understairs cupboard.

Cloakroom

Suite of WC, washhand basin, obscure window.

Sitting Room 18' 11" x 10' 8" (5.76m x 3.25m)

Bay style window looking out onto Woodington Road.

Kitchen 13'5" max 10'1" min x 8'10"

Fitted with a range of wall and base units with working surfaces, sink with mixer tap, plumbing for washing machine, gas cooker point with concealed extractor hood, space for fridge/freezer, small breakfast bar, tiled splashbacks, window and door to rear garden. Access to the Vaillant gas boiler. Door opens to:

Dining Room 10' 1" x 9' 8" (3.07m x 2.94m)

Window overlooking the rear garden, door to hallway.

FIRST FLOOR

Landing. Access to loft space, window to side and the airing cupboard housing the hot water cylinder.

Bedroom 1 14' 2" x 10' 10" (4.31m x 3.30m)

Measurements include a built in wardrobe. Window to front.

Bedroom 2 11' 10" x 10' 4" (3.60m x 3.15m)

Measurements include a built in wardrobe. Window to rear.

Bedroom 3 11' 3" x 7' 11" (3.43m x 2.41m)

Window to front.

Bathroom

Suite of WC, washhand basin, corner bath and separate shower cubicle. Partially tiled walls, obscure window, ladder radiator.

OUTSIDE

From Woodington Road a pathway stretches down the side of the property leading to the front door. The front garden is laid to lawn and established shrubs. Located around the corner, again off Woodington Road, is a driveway that leads to the single detached garage and a lockable door giving access to the rear garden.

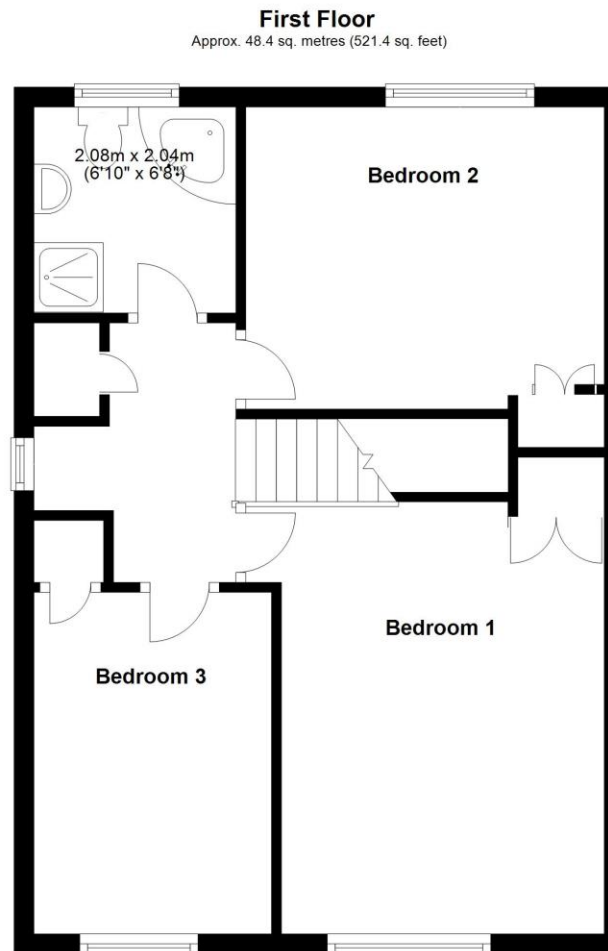
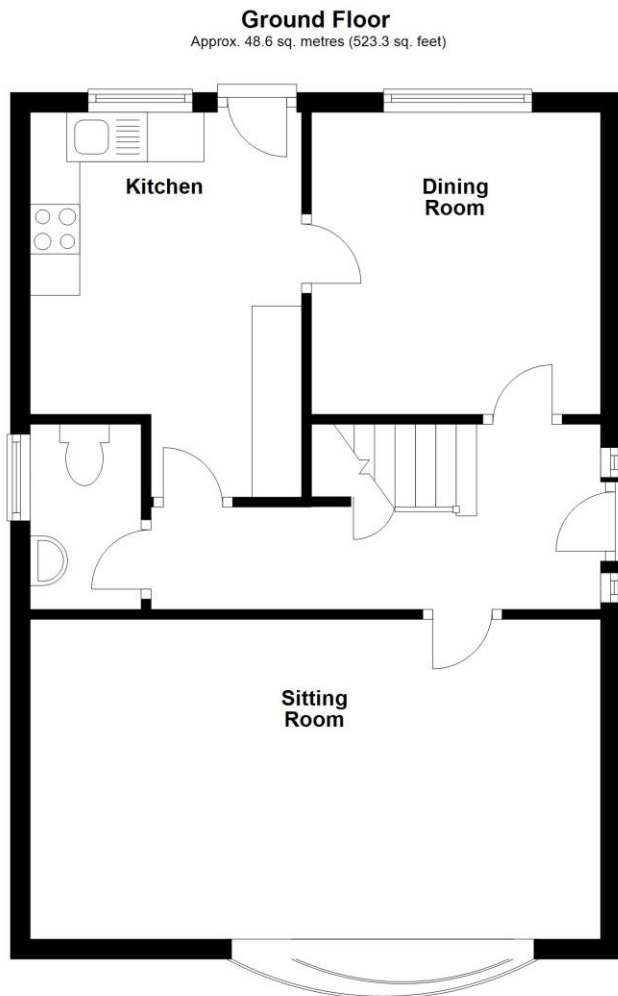
The Rear Garden

Is laid to two areas of level lawn with a pathway leading to the gate giving access to the detached single garage and parking space. There is an array of established shrubs and perennials to borders, small summer house and the garden is bound by a mixture of brick wall and feather-board fencing. Outside water tap.









Total area: approx. 97.1 sq. metres (1044.7 sq. feet)

Plan produced using PlanUp.
53 Woodington Road, Clevedon



Detached House



Freehold



3



Garden



1



D



2

EPC

C



Gas Central Heating



Garage and Parking



Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG

T: 01275 877771 W: stevensmithhomes.co.uk

E: steven@stevensmithhomes.co.uk FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

